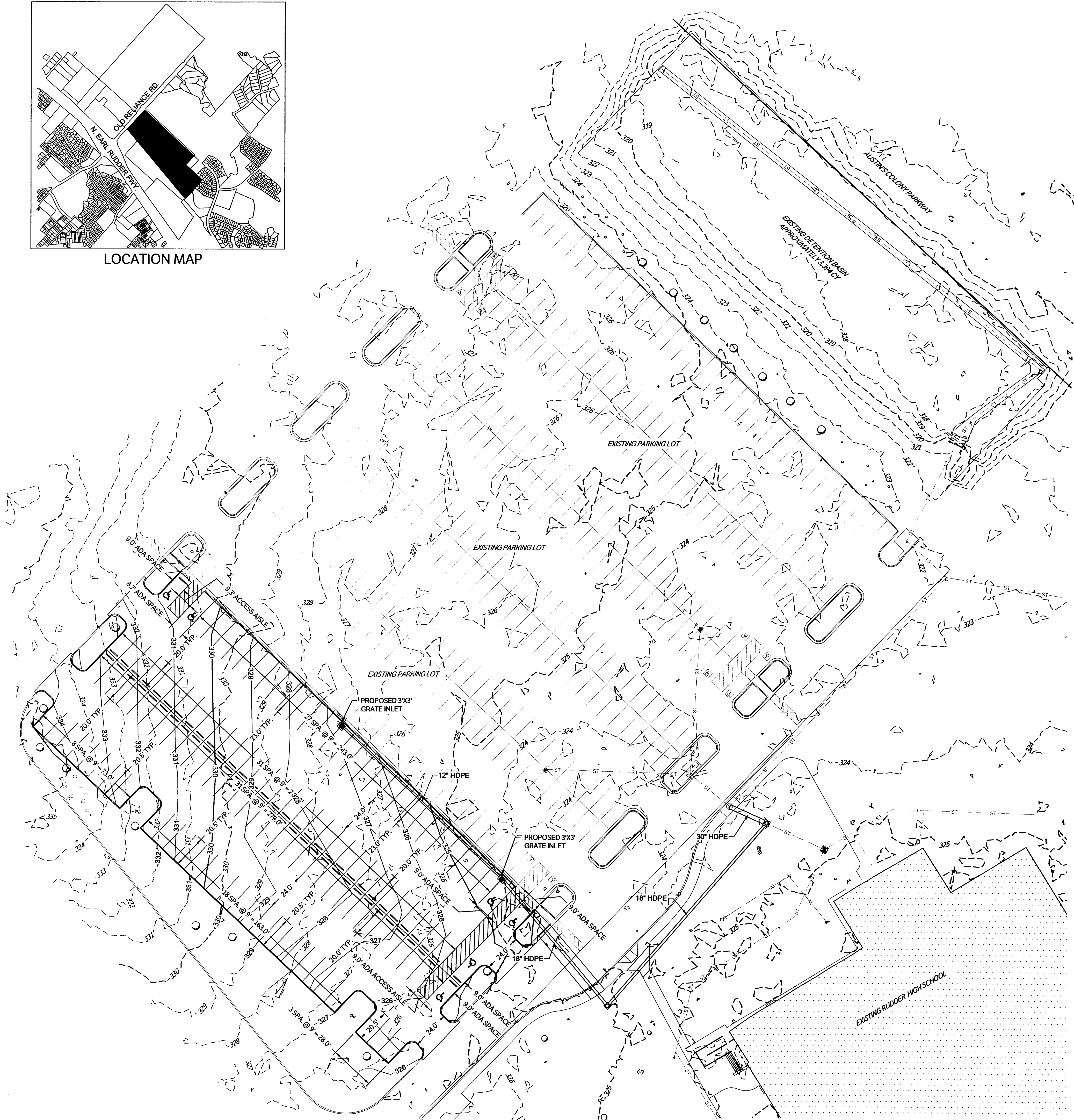
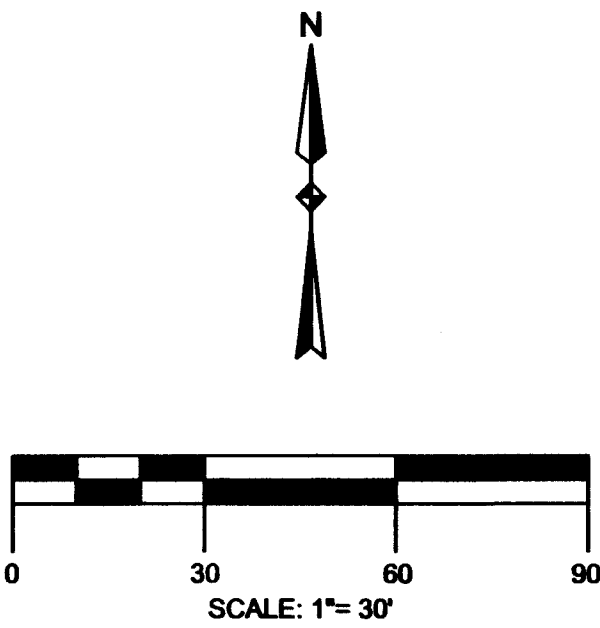


LOCATION MAP



CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK: BM  
SQUARE CUT IN INLET  
ELEVATION = 319.37'  
SQUARE CUT IN  
FIELDHOUSE SIDEWALK  
ELEVATION = 321.07'  
SQUARE CUT IN  
TRANSFORMER  
ELEVATION = 326.08'

PARKING TABULATION	
PARKING REQUIREMENT:	1/3 STUDENTS (HIGH SCHOOL)
TOTAL PARKING REQUIRED:	2,100 STUDENTS/3 = 700 SPACES
EXISTING PARKING:	525 SPACES (509 STD, 16 HC)
TOTAL PARKING PROVIDED:	124 SPACES (118 STD, 6 HC)
TOTAL PARKING OVERALL:	649 SPACES (627 STD, 22 HC)

\* PARKING WAS UNDER THE REQUIRED AMOUNT BEFORE THIS PROJECT AND WILL BE ADDRESSED WITH THE NEXT BISO PROJECT.

FIRM MAP NO:	48041C0205 F & 48041C0215 F (April 2, 2014)
	(Not located in 100 year floodplain or floodway)

**SITE PLAN FOR:**

JAMES EARL RUDDER HIGH SCHOOL  
3251 AUSTIN'S COLONY PARKWAY  
BRYAN, TEXAS 77808  
96.702 ACRE TRACT

**LEGAL DESCRIPTION:**

JAMES EARL RUDDER HIGH SCHOOL,  
BLOCK 1, LOT 1

ZONING:  
A-0

OWNER:  
BRYAN I.S.D.  
101 NORTH TEXAS AVENUE  
BRYAN, TX 77803  
TELEPHONE: 979-209-7062  
CONTACT: JEFF WINDSOR  
JEFF.WINDSOR@BRYANISD.ORG

**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING PAVEMENT EDGE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER

**SITE PLAN NOTES:**

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
- A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
- REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
- RESIDENTIAL 'AUTOMATIC CONTAINER' TYPE TRASH CAN SHALL BE PROVIDED FOR SOLID WASTE PICKUP. OCCUPANT SHALL ENSURE THAT CONTAINER IS STORED BEHIND BUILDING OUT OF PUBLIC VIEW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
- SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/ CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND / OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF COLLEGE STATION OR CITY PERMITTED CONTRACTOR(S) ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
- THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
- ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
- THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE. EXTERIOR BUILDING & SITE LIGHTNING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.



**GESSNER ENGINEERING**

Corporate Office  
2501 Ashford Drive  
Suite 102  
College Station, Texas 77840  
www.gessnerengineering.com

**FIRM REGISTRATION NUMBER:**

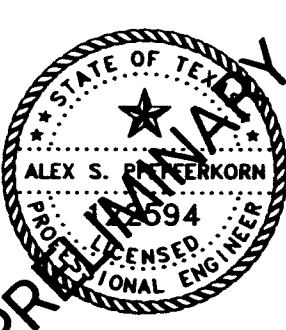
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COLLEGE STATION 979.680.8840

BRECKENRIDGE 979.836.6855

FORT WORTH 817.405.0774

SAN ANTONIO 210.556.4124



**PRELIMINARY NOT  
FOR CONSTRUCTION**

**RUDDER HIGH SCHOOL  
NORTH PARKING LOT  
BRYAN, TX 77808**

APR 27 2016

**SITE PLAN**

Issue Date: 04/27/2016

Drawn By: PR/ASP

Checked By: ASP

Project Number: 15-0320-01

**Revisions:**

- △
- △
- △
- △
- △

**C1.0**